

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the twenty-first day of July 2004, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer  
Leonard Campisano, Assistant Building & Zoning Inspector  
John M. Dudziak, Deputy Town Attorney  
Mary Nowak, Recording Secretary

Meeting #12  
July 21, 2004

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Daniel Amatura  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held July 21, 2004. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,  
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:27 PM. Motion was made by Steven Socha to approve the minutes from the July 7, 2004 Planning Board Meeting with the following correction: FRIENDLY=S RESTAURANT & CONVENIENCE STORE - DETERMINATION: Motion duly carried by a vote of 5 ayes and one nay. Motion was seconded by Lawrence Korzeniewski and unanimously carried.

ADMINISTRATIVE - Chair Keysa referred to Com. 7-21-02 regarding the CD containing all Department of State publications, and asked Member Anderson to place the CD in the Planning Board Library in the Conference Room.

## **COMMUNICATIONS:**

## **ACTION ITEMS -**

SITE PLAN REVIEW - HILLVIEW BAPTIST CHURCH, 6,000 SQ. FT. ADDITION TO AN EXISTING GARAGE FOR A MULTI-PURPOSE ROOM. NORTH SIDE OF REHM ROAD, EAST OF TRANSIT ROAD. PROJECT. NO. 4694. CONTACT PERSON: REV. NELSON MCCALL.

Rev. Nelson McCall presented to the Planning Board the site plan for the proposed 6,000 sq. ft. addition to the existing garage. The addition will be used for recreational gatherings. The second floor will be used for storage. The site plan shows two exits on the north side of the building exiting into the detention pond. The Planning Board stated that either these two exits must be moved or the detention pond must be moved 10-15 ft. north to allow for an adequate safe exit area. The new addition will have motion detector lighting at the corners of the building. The ball diamond shown on the site plan will not be constructed, since there is currently a ball diamond at the northeast corner of the property.

## **DETERMINATION**

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board with the condition that either the exits on the north side of the building be moved or the detention pond be moved 10-15 ft. to the north to allow an adequate safe exit area. Motion seconded by John Gober and unanimously carried.

OTHER MATTERS - Member Anderson explained to the Planning Board that FEMA had rejected the map revision regarding Bowen Road and Broadway. Written authorization from other property owners in this area will be needed for map revision approval. No exceptions for basements can be made without map revision approval.

At 7:50 PM Michael Myszka made a motion to adjourn the meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.



